



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION  
www.danbury-ct.gov

(203) 797-4525  
(203) 797-4586 (FAX)

**AGENDA – SPECIAL MEETING**  
**WEB BASED MEETING HOSTED ON ZOOM**  
**MONDAY, SEPTEMBER 20, 2021**  
**\*\*\* 3:00 PM \*\*\***

Public Participation Instructions on Page 2 & 3 of this Agenda  
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on  
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTO>

*To view application materials, click on links below the agenda item.*

ROLL CALL:

ACCEPTANCE OF MINUTES: August 18, 2021  
*Click on link for [draft minutes](#).*

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 6, 2021.

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING:

- 1) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776. ***THERE WILL BE NO DISCUSSION OR ACTION ON THIS MATTER AT THIS MEETING – IT IS TABLED & CONTINUED UNTIL THE OCTOBER 6, 2021 MEETING.***

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRAL:

- 1) 8-3a Referral - Petition of 3 Lake Avenue Extension LLC to Amend Sections 2.B., 5.B.2.b.(19), and 5.B.5.g. of the Zoning Regulations. [Amendments to existing

definitions, defining a new use (“transitional shelter for the homeless”), & adding this new use as a special exception use to the CA-80 zone.] *Zoning Commission public hearing scheduled for September 28, 2021.*

***Click on link for***  
***[Petition to Amend the Zoning Regulations](#)***  
***[Planning Department Staff Report](#)***

**NEW BUSINESS:** None.

**CORRESPONDENCE:** None.

**OTHER MATTERS:**

**FOR REFERENCE ONLY:**

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.
- 2) Joseph, Victor & Angelo DeSimone (Owners) – Application for Floodplain Permit for “Blasius of Danbury”, 14-16 Walnut Street (I11054), 16 Walnut Street (I11053), 22 Walnut Street (I11051), & 27 Oakland Avenue (I11052) – SP #81-14.

**ADJOURNMENT**

**PUBLIC PARTICIPATION INSTRUCTIONS:**

**NOTE:** This meeting starts at 3:00 PM (US and Canada), PLEASE feel free to join early after 2:30 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Monday, September 20, 2021 @ 3:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

**<https://us02web.zoom.us/j/82239810403?pwd=MTN6alZFc08xNFVza0pwdjlodzI3Zz09>**

Meeting ID: 822 3981 0403

Passcode: 220330

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Also See Virtual Meeting Instructions on Planning Commission webpage.